GOVERNMENT CENTER - BOSTON

Project No. Mass. R-35

I. M. Pei & Associates, Architects and Planners 6/15/61

GOVERNMENT CENTER · BOSTON

Project No. Mass. R-35

Report prepared for

Boston Redevelopment Authority

I.M.Pei & Associates, Architects and Planners

June 15, 1961

Government Center

GOVERNMENT CENTER - BOSTON

Project No. Mass. R-35

Report prepared for

Boston Redevelopment Authority

I.M.Pei & Associates, Architects and Planners June 15, 1961

GOVERNMENT CENTER URBAN RENEWAL PROJECT

CODE NO.R-212, PROJECT AREA REPORT

(1) Statement as to basis for any revisions in project boundaries from those shown in Survey and Planning Application.

The project boundary line for this Final Project Report, Part I - Application for Loan and Grant has been changed in seven areas from that shown in the Survey and Planning Application. Five of the seven areas are enlargements to the original boundary while the remaining two are deletions. The basis for these changes are outlined as follows, in counter-clockwise order:

A. The inclusion of the New England Telephone and Telegraph Company property at Bowdoin Square and the continuation of the boundary line along the south side of the existing Cambridge Street is necessary in order to allow the purchase of a small portion of the land area to the rear of the building and to establish urban renewal controls upon this property. Proposed street changes also require that the project boundary line be returned to the south right-of-way line of Cambridge Street.

B. Minor changes are made along the northern and eastern side lines of the Suffolk County Court House in order to conform to existing property lines, thus avoiding the need for establishing and describing additional lines.

(d) statements as to basis for any revisions in project boundaries from those shown in Survey and Planning Application.

The project boundary line for this Final Project Report, Part I - Application for Loan and Grant has been changed in seven areas from that shown in the Survey and Planning Application. Five of the seven areas are enlargements of the original boundary while the remaining two are deletions. The basis for these changes are outlined as follows. In counter-clockwise order:

1. The inclusion of the New England Telephone and Telegraph Company property at Prentiss Street and the combination of the boundary line along the south side of the existing Cambridge Street is necessary in order to allow the purchase of a small portion of the land area to the rear of the building and to establish urban renewal controls upon this property. Proposed street changes also require that the project boundary be returned to the north right-of-way line of Cambridge Street.

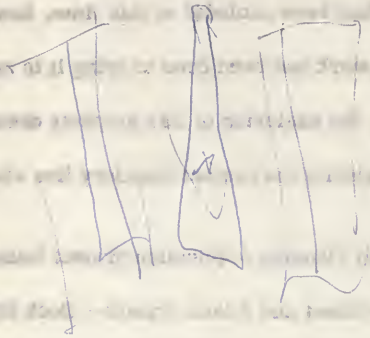
2. Minor changes are made along the northern and eastern sides of the existing boundary lines in order to conform to existing property lines. This avoids the need for establishing new and incorporate additional area.

C. The Epstein Building, at the southeast corner of Tremont and Court Streets, was originally within the project area in order that urban renewal controls could be imposed upon it, although not to be acquired. This building has been excluded at this time, however, because extensive rehabilitation work has been done to bring it to an acceptable condition. Furthermore, the exclusion of this property does not harm the project while it does clarify the project boundary line along Court Street.

D. The Survey and Planning Application project boundary in the blocks between State Street and Adams Square - Dock Square from Washington Street to Merchants' Row followed an irregular path which excluded from the project area all properties fronting on State Street except the vacant lot at the corner of Congress Street. The revised project boundary runs along the south right-of-way line of State Street from Washington Street east to Change Avenue, at which point it turns north and runs along the east right-of-way line of Change Avenue to the northwest corner of the Massachusetts Building (60-66 State Street). From this point the revised boundary runs east along the north property line of the Massachusetts Building, crosses Corn Court and continues east through the projecting northeast wing of the Massachusetts Building so as to meet the north property line of the India Building (74-78 State Street) which it follows as far as Merchants' Row.

C. The istein Building, at the southeast corner of Tremont and Court Stree, was originally within the project area in order that urban renal controls could be imposed upon it, although not to be acquired. Thisuilding has been excluded at this time, however, because extensive rehilitation work has been done to bring it to an acceptable condition. Furermore, the exclusion of this property does not harm the project whilit does clarify the project boundary line along Court Street.

D. Theurvey and Planning Application project boundary in the blocks betwe State Street and Adams Square - Dock Square from Washington Strei o Merchants' Row followed an irregular path which excluded from the prject area all properties fronting on State Street except the vacant lot at e corner of Congress Street. The revised project boundary runs ong the south right-of-way line of State Street from Washington Streeast to Change Avenue, at which point it turns north and runs along the eat right-of-way line of Change Avenue to the northwest corner of the Masachusetts Building (60-66 State Street). From this point the revised boundary runs east along the north property line of the Massahusetts Building, crosses Corn Court and continues east through the prjecting northeast wing of the Massachusetts Building so as to meet e north property line of the India Building (74-78 State Street) which t follows as far as Merchants' Row.



This boundary revision is proposed with the intent that all existing buildings in the blocks between State Street and Adams Square - Dock Square from Washington Street to Change Avenue be demolished to make room for a major commercial development linking the new City Hall and Plaza to the State Street business and financial center. The proposed development, which includes a thirty-story office tower flanked by three smaller buildings, is a key element of the Urban Renewal Plan. It serves the following specific purposes, which could not otherwise be achieved:

(a) Assures that the Adams Square - Dock Square area will have an enclosure appropriate to its new role as the setting for City Hall.

(b) Draws life and activity into the new Government Center area from the established center of commerce.

(c) Creates the site for a major office tower, signalizing the regeneration of State Street and Boston's downtown.

(d) Provides for improved vehicular circulation through the most congested area of the city by combining Congress and Devonshire Streets into a single widened roadway at the intersection of State Street.

E. The area around Faneuil Hall in the vicinity of Dock Square has been enlarged in accordance with the Plan's intent to remake Dock Square into a pedestrian open space which will be attractively surfaced and

which will also be clearly enclosed by the new and existing structures placed around it.

F. Along the northern side of Haymarket Square, the project has been expanded to the north line of Market Street between Merrimac and Canal Streets, as well as to encompass the Boston Health Department property. This is done in order that one of the major proposed arterial streets and its connections may be carried out in accordance with the Urban Renewal Plan.

G. The final project boundary change is a deletion of a triangular land area bounded by Merrimac and Friend Streets and a property line approximately 120 feet south of Traverse Street. This area is not needed for this project and should be more properly developed as a part of a subsequent project within the General Neighborhood Renewal Plan area.

[illegible]

B. [illegible]

C. [illegible]

which will also be clearly enclosed by the new and existing structures placed around it.

F. Along the northern side of Haymarket Square, the project has been expanded to the north line of Market Street between Merrimac and Canal Streets, as well as to encompass the Boston Health Department property. This is done in order that one of the major proposed arterial streets and its connections may be carried out in accordance with the Urban Renewal Plan.

G. The final project boundary change is a deletion of a triangular land area bounded by Merrimac and Friend Streets and a property line approximately 120 feet south of Traverse Street. This area is not needed for this project and should be more properly developed as a part of a subsequent project within the General Neighborhood Renewal Plan area.

This boundary revision is proposed with the intent that all existing buildings in the blocks between State Street and Adams Square - Dock Square from Washington Street to Change Avenue be demolished to make room for a major commercial development linking the new City Hall and Plaza to the State Street business and financial center. The proposed development, which includes a thirty-story office tower flanked by three smaller buildings, is a key element of the Urban Renewal Plan. It serves the following specific purposes, which could not otherwise be achieved:

(a) Assures that the Adams Square - Dock Square area will have an enclosure appropriate to its new role as the setting for City Hall.

(b) Draws life and activity into the new Government Center area from the established center of commerce.

(c) Creates the site for a major office tower, signalizing the regeneration of State Street and Boston's downtown.

(d) Provides for improved vehicular circulation through the most congested area of the city by combining Congress and Devonshire Streets into a single widened roadway at the intersection of State Street.

E. The area around Faneuil Hall in the vicinity of Dock Square has been enlarged in accordance with the Plan's intent to remake Dock Square into a pedestrian open space which will be attractively surfaced and

Code No. R-213 THE URBAN RENEWAL PLAN

A. Table of Contents (B.R.A.)

B. Description of Project

1. Boundaries of Urban Renewal Area (B.R.A.)

2. Types of Proposed Renewal Actions

a. The major activity will be clearance and redevelopment. Two existing structures will be acquired and disposed to developers with the stipulation that they be brought up to safe and sanitary conditions, but no formal program of conservation or reconditioning is proposed. Three existing structures are not to be acquired. The entire project area is therefore considered to constitute one clearance section.

b. Public Improvements to be provided include:

Streets. The removal of paving, curbs and sidewalks in abandoned streets. The reconstruction of existing streets to remain wherever required or for those streets which are being widened. The complete construction of proposed new streets.

Utilities. The abandonment, removal, moving or enlargement of all existing utilities wherever unnecessary or insufficient, or for the vacation of streets.

Whenever such utilities are adequate and in accordance with the Urban Renewal Plans, they shall be retained. All

private and public utilities will be placed underground. New underground utilities will be built to supplement those remaining where necessary to serve the area adequately.

Street Trees. The planting of various types of street trees along all streets so designated on the illustrative site plan, in conformity with the general city-wide standard of street tree plantings.

Street Lighting. The replacement and modernization of the present system to conform to the new street plan and to meet the general and special needs of the renewal area. Street lights will conform to city standards.

Government Center Common. The provision of a public open space in the heart of a newly developed Federal-State-Local governmental - private commercial core in an attractive and creative manner, with sitting areas, landscaping, fountains, lighting, sculptures, etc.

The construction of an attractive pedestrian overpass over New Congress Street as an extension of the Common and as a means of connecting the major elements of the Urban Renewal Plan to sites of historic interest.

Dock Square. The reconstruction of the Dock Square area as a primarily pedestrian space surfaced with cobble stones and granite blocks of old Boston. However, limited vehicular traffic

will be allowed on its periphery in order to service existing buildings adjacent to but outside of the project area.

Pedestrian Overpass. A pedestrian overpass will be constructed over New Chardon Street as a means of facilitating pedestrian circulation between the Government Center Project and the North Station area.

Old Howard Plaza. The construction of a small public open space in front of the reconstructed and revitalized Howard Athenaeum.

Two small but attractively developed public open spaces are proposed along the north side of Cambridge Street between New Chardon and New Sudbury Streets.

Rapid Transit. The improvement and reconstruction of rapid transit facilities and enlargement of the Scollay Square Station to meet the anticipated project demands. The elimination of the separate northbound Tremont Street Subway Line between Scollay Square and Haymarket Square Stations and the elimination of the Adams Square northbound station. The modification and integration of the Haymarket Square Station entrance-exit facilities within a new parking structure. The same type of treatment of the Friend Union Station and Bowdoin Square Station within the proposed motel and office structures respectively. The conversion of a section of the vacated subway between Scollay Square and Adams Square Stations under Cornhill Street into a pedestrian concourse.

Salvage. The salvaging of reusable cobble stones and granite blocks as a standard procedure in the demolition of structures and streets to be removed for the purpose of using them as called for in the paving plans of various proposed public open spaces.

C. Land Use Plan

1. Land Use Map, showing:

a. Thoroughfare and street rights-of-way. (See the Proposed Land Use Map)

b. All other public or institutional or special purpose uses. (See C.1.c. below)

c. Land Uses not covered by C.1.a. and C.1.b.

See the Proposed Land Use Map. This map shows all institutional, special purpose, public and private uses, both existing to remain and proposed.

C2 Land Use Provisions and Building Requirements

1. Redevelopment of lands constituting the Project Area shall be made subject to the regulations and controls specified in this section. The purpose of these controls is to assure that redevelopment as it occurs will fulfill the planning and design objectives of the Urban Renewal Plan. It shall be the obligation of all persons undertaking redevelopment within the Project Area not only to comply with these controls but also to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which are in harmony with the Plan. All redevelopment proposals shall be subject to design review and approval by the Boston Redevelopment Authority prior to land disposition and again prior to commencement of construction. In addition to assuring compliance with the specific controls set forth in this section, the Authority shall evaluate the quality and appropriateness of the proposed development with reference to such general design considerations as site planning, landscaping and exterior wall treatment.

2. Permitted land use categories and re-use parcels are shown on Map No. Proposed Land Use, and Map No. , Preliminary Disposition Plat.

3. No public housing or residential use is contemplated under this plan.

4. Statement of permitted land uses, regulations, controls and restrictions to be imposed by the Plan in general on the sale, lease or retention of real property acquired where the contemplated renewal action is redevelopment or rehabilitation.

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use:

1-1 Public Institution:

a. Principal Use:

The administrative, legislative, laboratory and public service functions of the United States of America, the Commonwealth of Massachusetts and the City of Boston.

b. Accessory Uses:

1. Parking - enclosed and surface, employee and/or public
2. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services including tire changing, tube repairing, lubrication and washing, provided such servicing station be entirely within an enclosed structure.
3. Landscaped open areas
4. Subway stations or access thereto
5. Uses of the same general character as above
6. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

1-2 a. Principal Use: Parking Structure

b. Accessory Uses:

1. General retail (ground floor)

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use:

1-2 b. Accessory Uses:

2. Pedestrian arcades, access, overpasses or tunnels to existing subway station and nearby blocks

3. Bus terminal

4. Landscaped areas

5. Uses of the same general character as above

6. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

2. Public Open Space:

a. Principal Use:

Public open space as shown on Map No. , illustrative Site Plan and detailed on Map No.

3. Private Utility:

a. Principal Use:

Transformer station, substation, telephone exchange and business offices relative thereto.

b. Accessory Uses:

1. Parking - enclosed and open-air, employee and public

2. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

3. Private Utility

b. Accessory Uses:

including tire changing, tube repairing, lubrication and washing, provided such servicing station be entirely within an enclosed structure

3. Landscaped open areas

4. Uses of the same general character as above

5. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

4. General Retail:

Motel:

a. Principal Use:

Motel, motor inn, or hotel

b. Accessory Uses:

1. Restaurants, bars, cafes, nightclubs and catering

2. Exhibition space, meeting rooms

3. Tourist information facilities

4. Parking - enclosed and open air

5. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services including tire changing, tube repairing, lubrication and washing, provided such servicing station be entirely within an enclosed structure

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

4. General Retail - Motel

b. Accessory Uses

6. Arcaded pedestrian way

7. Subway station or access thereto

8. Landscaped open areas

9. Uses of the same general character as above

10. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

Theatre:

a. Principal Use:

Legitimate theatre

b. Accessory Uses:

1. Restaurants, bars, cafes and night clubs

2. Museum and exhibition facilities

3. Uses of the same general character as above

4. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

5. General Office:

a. Principal Use:

Business and professional office, and financial institutions

C-2 Land Use Provisions and Building Requirements

a. Permitted Land Use

5. General Office

b. Accessory Uses:

1. Retail service stores, normally accessory to principal use

2. Restaurants, bars, cafes and nightclubs

3. Exhibition facilities

4. Parking, enclosed or open air, employee and public

5. Automobile servicing station in connection with garage buildings for only the sale of automobile fuels, lubricants, radiator fluids, and accessories, and the performance of incidental services including tire changing, tube repairing, lubrication, and washing, provided such servicing station be entirely within an enclosed structure

6. Landscaped open areas

7. Subway stations or access thereto

8. Arcaded pedestrian ways

9. Uses of the same general character as above

10. Accessory uses customarily incidental to any of the above permitted uses, provided such accessory use does not include open air storage of materials, equipment or merchandise

b. Building Coverage:

See C-2-5

c. Floor Area Ratio:

See C-2-5

d. Height: See C-2

1. Cooling towers, elevator penthouses, water tanks and other such appurtenances are included within the height limitations and must be enclosed within the building structure

2. The height of building shall be measured from the mean grade of the sidewalk or a given grade elevation noted in C-2-5 a- to the top of parapet or cornice of the building facade

e. Setback:

See C-2-5

f. Building Envelope:

See C-2-5

An "arcade" is a continuous area open to a street or plaza, unobstructed to a height of not less than twelve feet and accessable to the public at all times.

g. Parking:

See C-2-5

All parking must be off street. Enclosed parking in structures, including that on roof, must be suitable screened on the building facade. Open air parking refers to parking on grade and must be paved and suitably screened from adjacent uses.

h. Off-Street Loading:

See C-2-5a

The redeveloper of each parcel must demonstrate that sufficient off-street loading berths will be provided to serve the operational needs of the proposed

development. All loading berths must be entirely clear of right-of-way lines unless otherwise noted. Centralized loading berths may be permitted.

i. Sign Control:

Signs within the Project Area shall be restricted to the non-flashing type, identifying only the establishment and nature of its products. All signs must be suitably integrated with the architectural design of the structures which they identify. No sign shall project above the roof of the structure on whith it is mounted. The size, design, placement and number of signs must be specified in all Redevelopment proposals.

j. Landscaping:

All open areas shall be attractively landscaped. Detailed landscaping plans shall be included in all Redevelopment proposals.

k. Plan Submission:

Prior to the execution of a Disposition Contract, the Redeveloper of any Parcel within the Project Area shall submit to the Boston Redevelopment Authority for review, preliminary plans, sections, elevations, and outline specifications sufficient in scope to demonstrate the architectural design, proposed distribution and intensity of uses, parking, loading, landscaping and sign proposals for the intended development. Prior to the commencement of construction,

[illegible]

b. [illegible]

[illegible]

1. [illegible]

[illegible]

1. [illegible]

[illegible]

b. [illegible]

[illegible]

final working drawings and specifications must be submitted to the Redevelopment Authority for reviewto insure conformance with the preliminary submission.

1. Controls in Disposition Contract:

The foregoing provisions shall be implemented by appropriate covenants or other provisions in land disposition instruments.

5. Statement of permitted land uses, controls and restrictions to be imposed by the Plan on specific re-use parcels where the contemplated renewal action is redevelopment.

a. Parcel 1

1. Use:

a. Principal Use:

Public institution ("State Campus") including Department of Employment Security Building; Health, Education and Welfare Building; and Mental Health and State Laboratory Building

2. Floor ~~Air~~ Area Ratio:

Not to exceed six

3. Height:

a. Not to exceed 250' above Government Center Common (el. 34.0') in that portion of parcel lying within 250' from the line of Cambridge Street

b. Not to exceed 80' above el. 34.0' for remainder of parcel

4. Setback:

No structure to be built within 55' from line of Cambridge Street

C-2 Land Use Provisions and Building Requirements

5. Parcels

Parcel 1

5. Parking:

a. Enclosed: must provide 400 cars minimum

b. Surface: permit 50 cars maximum

c. Access: permitted only from Staniford and New Pitts Streets

6. Loading:

Access: permitted only from Staniford and New Pitts Streets

7. Access:

b. Parcel 2

1. Use:

a. Principal Use:

To be public institution, consolidated Precincts 1, 2 & 3, Police Station and Fire Station, Engine 4, Ladder 27, Fire District 3

2. Height:

Not to exceed 80' above Government Center Common (el. 34.0')

c. Parcel 3a

1. Use:

a. Principal use to be office building

b. Subway station or access thereto

2. Height:

Not to be more than 80' above Government Center Common (el. 34.0')

3. Parking:

a. None required

b. Access, if provided, only from Hawkins Street

5. Parcels

Parcel 3a

4. Loading:

Access: only from Hawkins Street

d. Parcel 3b

1. Use:

a. Principal Use:

To be general office

2. Height:

Not to exceed 80' above Government Center Common (el. 34.0')

3. Setback:

Not to be less than 5' along full frontage of New Sudbury Street

4. Parking:

a. None required

b. Access, if provided, only from Hawkins Street extension

5. Loading:

Access: only from Hawkins Street extension

e. Parcel 3c

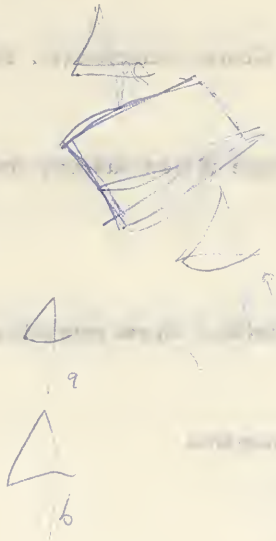
1. Use:

Principal use - parking for private utility

f. Parcel 3d

1. Use:

Principal use - parking for private utility



C-2 Land Use Provisions and Building Requirements

5. Parcels

g. Parcel 3e

1. Use:

Principal use - public open space

h. Parcel 3f

1. Use:

Principal use - public open space

i. Parcel 4

1. Principal Use:

a. Public parking garage, providing a minimum of 1500 spaces and a maximum of 2000 spaces

b. Easement on grade for New Congress Street. Vertical clearance from street to soffit above to be not less than 14'6"

2. Accessory Use: (on ground floor only)

a. General retail

b. Pedestrian arcade, access, overpasses or tunnels to existing subway station and nearby blocks

c. Bus terminal

3. Height:

Not to exceed 60' above Government Center Common (el. 34.0')

4. Setback:

Not less than 5' from New Sudbury Street frontage

5. Building Envelope:

   Building facade to be continuous along full frontage of New Sudbury Street above ground level, overpassing New Congress Street

6. Parking:

   Access: only from New Chardon, New Bowker and New Sudbury Streets

7. Loading:

   Access: only as above

j. Parcel 5:

1. Use:

   Principal use - public institution (Federal Offices)

2. Floor Area Ratio:

   Not to exceed six

3. Height:

   a. Not to exceed 80' above Government Center Common (el. 34.0') in that portion of parcel lying within 400' of New Congress Street

   b. No height limitation for remainder of parcel.

4. Parking:

   a. None required

   b. Access, if provided, only from New Sudbury Street

   c. No surface parking permitted

5. Loading:

   Access only from New Sudbury Street

5. Parcels

k. Parcel 6a:

1. Use:

Principal use - public institution (City Hall)

2. Floor Area Ratio:

Not to exceed eight

3. Height:

Not to exceed 130' or be less than 80' above Government Center Common (el. 34.0')

4. Setback:

No setback allowed above ground floor

5. Building Envelope:

a. Must be built at least to minimum regulated height along full length of parcel frontage above ground floor

b. Ground floor to be arcaded on all frontages

6. Parking:

a. Enclosed parking: must provide 250 cars minimum; 300 maximum, permitted, 50 of which may be assigned for official use.

b. No surface parking permitted

c. Access only from New Congress Street

7. Loading:

Access only from New Congress Street

1. Parcel 6b:

1. Use:

Principal Use:

a. Public Open Space

b. Easement for public institution (City Hall) under surface of public open space

m. Parcel 7:

1. Use:

a. Principal Uses:

1. Motel, motor inn or hotel - to provide not less than 30 rooms

2. Easement on grade for West Hanover Street. Vertical clearance from street to soffit above to be not less than 14'6"

3. Pedestrian arcade on ground floor along full frontage of New Congress Street

4. Subway station or access thereto

b. Accessory Uses: (ground floor only)

1. General retail

2. Tourist information

2. Height:

Not to be less than 75' nor more than 85' above Government Center Common (el. 34.0')

1500

1040

60,000

3. Setback:

No setbacks allowed on New Congress and New Sudbury Streets and Dock Square

4. Building Envelope:

Must be built to regulated height along full length of New Congress and New Sudbury Streets and Dock Square

5. Parking:

a. Enclosed: must provide one parking space for one motel room

b. Surface: 50 spaces permitted

c. Access: must be only from New Congress and Blackstone Streets to West Hanover Street

6. Loading:

Access only from West Hanover Street

n. Parcel 8a:

1. Use:

Principal use - office building

2. Height:

Not to be less than 30 stories above el. 34.0'

3. Setbacks:

a. Not to be more than 10' on State and New Congress Street frontage

b. No setback permitted on Government Center Common frontage

2. Setback:

No setback is allowed on the Campus for the building, except and front space.

3. Building Envelope:

Must be used to regulate bulk of each 100 square of the Campus and new building areas are here begin.

D. Parking:

1. Additional data activity and parking: Space for one space room

2. Number of spaces required

a. Number shall be only from the Campus and Laboratory

Campus in 1 and Laboratory Space

E. Loading:

Locate only from 1 the Campus Space

F. Maintenance:

G. Cost:

Estimate was - office building

H. Design:

Use to be use based on [illegible] 12.7

I. Standards:

a. Use 12 be using [illegible] the [illegible] Campus small

Standard

b. Use [illegible] [illegible] Campus Laboratory

c. Must be set back 36' from line of Parcel 8b above el. 34.0'

4. Building Envelope:

a. Must be built to regulated heights along full frontage of all setback lines above el. 34.0'.

b. Ground floor to be arcaded

5. Parking:

a. None required

b. Access, if provided, only from Chatham Street

6. Loading:

a. Access only from Chatham Street

b. Centralized loading berths in combination with other parcels permitted

o. Parcel 8b:

1. Use:

a. Principal use to be office building

b. Ground floor use may be general retail and must be pedestrian arcade on Government Center Common level (el. 34.0') and Dock Square level (el. 19.0')

c. Easements for New Congress Street and Change Avenue

2. Coverage:

Must be built to 100% coverage of parcel above Government Center Common level

c. Where be one basic, or other (2) of Problem 3, above or, 3d, 3f

4. Building Inspector:

a. Have inspect in connection the [illegible] and inspection of all

[illegible] above or, 3d, 3f.

b. Charge a fee to be accepted

5. Zoning:

a. Zone [illegible]

b. Adopt [illegible] and [illegible]

6. Library:

a. Access any [illegible]

b. Change need [illegible] [illegible]

[illegible]

c. Report to:

d. Give:

a. Principal use in the above building

b. Change [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible]

c. Statement [illegible] [illegible] and change [illegible]

2. Change [illegible]:

Have [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible]

3. Height:

Must be not less than 75' or more than 85' above Government Center Common (el. 34.0')

4. Setback:

No setback allowed above Government Center Common level

5. Building Envelope:

Must be built to regulated height on all parcel frontages

6. Parking:

a. None required

b. If provided, must be enclosed

c. Access only from Chatham Street

7. Loading:

a. Access only from Chatham Street

b. Centralized loading berths in combination with other parcels permitted

p. Parcel 8c:

1. Use:

a. Principal use to be office building

b. Ground floor use may be general retail

2. Height:

To be 12 stories above Government Center Common

3. Setback:

   a. No setback permitted on State Street frontage

   b. Must be setback 45' from line of Parcel 8b

   c. No setback allowed on New Congress Street frontage to its intersection with line (b) above

4. Building envelope:

   Must be built to regulated height along full frontage all setback lines and parcel boundaries

5. Parking:

   a. None required

   b. If provided must be enclosed

   c. Access only from Chatham Street

6. Loading:

   a. Access only from Chatham Street

   b. Centralized loading berths in combination with other parcels permitted

q. Parcel 9:

1. Use:

   Principal use to be office building

2. Height:

   Not to be less than or more than above Government Center Common (el. 34.0')

3. Setback:

None permitted on either frontage of Government Center Common

4. Building Envelope:

Must be built to regulated height along full length of parcel frontage

5. Parking:

None required

6. Loading:

Centralized loading berths in combination with other parcels permitted

r. Parcel 10:

1. Use:

Principal use to be general office and general retail

2. Height:

To match cornice line of existing building to remain on Parcel 11 (Sear's Block)

3. Setback:

None permitted on full length of Court Street frontage

4. Building Envelope:

Depth of building as measured from Court Street frontage to be not more than 60'

5. Parking:

a. None required

b. Access, if provided, only from Franklyn Avenue

6. Loading:

Access only from Franklin Avenue

s. Parcel 12:

1. Use:

a. Principal use to be office building

b. Ground floor use may be general retail and must be arcaded along Cambridge-Tremont Street frontage

c. Pedestrian arcade and stair through building from Cambridge-Tremont Street to Pendleton Square, centered on center line of Old Court House building must be provided by developer of this parcel

2. Height:

Not to be less than 75' nor more than 85' above Government Center Common (el. 34.0')

3. Setback:

No setback permitted along full frontage of Cambridge-Tremont Street and east line of Pemberton Square

4. Building Envelope:

Must be built to regulated height along full length of all setback lines

5. Parking:

a. None required

b. If provided, must be enclosed

5. Parcels

t. Parcel 14:

1. Use:

Principal use to be general office and general retail

2. Height:

To match eave line of existing building to remain on Parcel 13 (Howard Athenaeum)

3. Setback:

No setback allowed on Somerset or Howard Street

4. Building Envelope:

a. Must be built to regulated height along full street frontages

b. Must be designed so as to harmonize and compliment the contiguous historic structure (Howard Athenaeum)

5. Parking:

None required

6. Loading:

On-street loading permitted

u. Parcel 15:

Use:

Principal use to be Public Open Space

6. Statement of regulations, controls, standards and restrictions to be imposed in general by the Plan on the sale, lease or retention of real property acquired where the contemplated renewal action is rehabilitation.

(1) Parcel 1a:

(i) Use:

Principal use to be business office and general retail

(ii) Height:

To match eave line of existing building adjacent to parcel 1b

(Howard Johnson's)

(iii) Setback:

To reflect survey to convenient to Broadway in east

(iv) Building envelope:

a. Must be fully to regulated building along all street frontages

b. Must be designed so it is harmonious and complimentary the

contiguous historic structure (Howard Johnson's)

(v) Parking:

None required.

(vi) Location:

Co-located including associated

ii. Parcel 1b:

Use:

Principal use to be Public Open Space.

c. Subsequent regulations, conditions, exemptions and restrictions to be imposed in general by the Union on the sale, lease or retention of land previously acquired where the contemplated exercise rights by [illegible].

C-2 Land Use Provisions and Building Requirements

6. Regulations on property to be rehabilitated

a. The purpose of these controls on the existing to be rehabilitated buildings is to assure that the rehabilitation achieve the following objectives:

1. To rebuild these structures to a safe, usable and desirable market condition

2. To restore these structures to a physical condition harmonious with their original construction, use and appearance and so recall and take advantage of their value as historic landmarks and meaningful elements in the project's urban design composition

b. These properties shall be rehabilitated so as to be compliant with the applicable provisions of the Zoning Regulation, the Building Code and all other codes relating to the use and occupancy of property.

c. In general the exterior facades of the buildings shall be rehabilitated in a way consonant with the original design, details, materials and workmanship. The heretofore stated requirement for design review by the Boston Redevelopment Authority of the developer's proposal, preliminary plans and working drawings should be construed as a means wherein the rehabilitation objectives can be most satisfactorily attained.

7. Statement of permitted land uses, regulations, controls and restrictions to be imposed by the Plan on specific re-use parcels where the contemplated renewal action is rehabilitation.

C-2 Land Use Provisions and Building Regulations

6. Regulations on property to be subdivided

a. The purpose of these controls on the property to be subdivided within is to ensure that the subdivision achieves the following objectives:

1. To ensure that the subdivision is a safe, healthy and pleasant location.

2. To ensure that subdivisions are a physical transition between with their original environment, are also appropriate and so would not take advantage of their value as a private investment and municipal services in the project's further capital investment.

3. These provisions must be considered in the application of the subdivision code and all other local ordinances in the area and conformity to property.

b. In general the subdivision should be obtained - based in a high community with the original design, aesthetic, materials and workmanship. The subdivision should transformation the design review by the Planning Commission, Laboratory of the Chairman's approval, Environmental Policy, and Original Standard. Should be conditional (i.e. Needs adjustment the subdivision objectives can be made satisfactorily achieved.

7. Dimensions of transition lots shall, individually, conform and exceed the requirements in the zoning of the Plan for adjacent subdivisions. Where the transition lot is proposed to be subdivided, the transition lot shall be considered a subdivision.

C-2 Land Use Provisions and Building Requirements

7. Regulations imposed by Plan on specific reuse parcels where rehabilitation contemplated

a. Parcel 11: (Sear's Block)

1. Use:

Principal use to be general office or general retail

2. Parking:

None required. Access, if provided, to be only from Franklin Avenue.

3. Off-Street Loading:

Access only from Franklin Avenue

b. Parcel 13: (Howard Athenaeum)

1. Use:

a. Principal Use:

Legitimate theatre

b. Accessory Use:

1. Restaurant, bars, cafes, or nightclubs

2. Museum or exhibition facilities

2. Parking:

None required

3. Loading:

Access to be from open property at rear of parcel 13 and 14 from Somerset Street by separate agreement with the Suffolk County Court.

C-2 Land Use Provisions and Building Requirements.
7. Regulations governing the size of parcels and other matters
where consolidation is encouraged.

a. Parcel 1: (Jewel's stock)

1. Uses:

Existing use to be continued, either as general retail

2. Parking:

None required. However, if provided, to be conveniently available

Avenue.

3. Off-street loading:

Access and space to accommodate

b. Parcel 2: (Jewelry Establishment)

1. Uses:

a. Permitted Uses:

Legitimate business

b. Accessory Uses:

c. Conditional Uses: (Subject to approval

d. Conditions or restrictions applicable

2. Parking:

None required.

3. Loading:

Access to be given upon providing of plans to planning in such a

manner that will be met by reasonable agreement with the owners

[illegible].

c. Duration of Control, Effective Date and Renewal Provision (BRA)

c. Applicability of Provisions and Requirements Under C.2.a. to Real Property Not to be Acquired.

In two cases, properties designated as not to be acquired are, in fact, to be partially acquired. At the same time, they are each to acquire a small, special purpose parcel. A third property will remain as is and will not be acquired.

The three buildings which are designated to remain are all in good structural condition and require little, if any, corrective treatment.

As a minimum, however, it is proposed to impose the renewal restrictions and controls against such properties through one or more of the following methods:

1. Enforcement of the applicable codes and ordinances of the City of Boston.
2. By separate written agreement.
3. By the exercise of the power of eminent domain in the event that compliance cannot be secured by agreement or enforced by police power.

[illegible]

D. Project Proposals

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired for:

(1) Primarily Clearance and Redevelopment:

For the location of the following parcels, see the Property Map, Segments A through E.

Segment A

Block 43, Parcels 1 - 8

Segment C

Block 131, Parcels 1 - 4, 5 (Part), 7

Block 146, Parcels 1 - 13, 14 (Part)

Segment D

Block 290, Parcels 1 - 8

Block 292, Parcels 1 - 8

Segment E

Block 47, Parcels 1 - 9

Block 95, Parcels 1 - 6

Block 97, Parcels 1 - 3

Block 98, Parcels 1 - 6, 7 (Part)

Block 140, Parcels 1 - 5

Block 141, Parcels 2 and 3

(2) Primarily Public Facilities

Segment A

Block 44, Parcels 1 - 6

Block 113, Parcel 1

Block 114, Parcels 1 - 4

Block 133, Parcels 1 - 11

Block 134, Parcels 1 - 10

Block 135, Parcels 1

Block 136, Parcels 1 - 7

Segment B

Block 124A, Parcels 1 - 17

Block 125A, Parcels 1 - 12

Block 126, Parcels 1 - 30

Block 126A, Parcels 1 - 22

Block 127, Parcels 1 - 18

Block 128, Parcels 1 - 18

Block 147, Parcels 1 - 19

Segment C

Block 130, Parcels 1 - 11

Block 132, Parcels 1 and 2

Block 144, Parcels 1 - 20

Block 145, Parcels 1 - 5

Segment D

Block 293, Parcels 1 - 4

Block 294A, Parcels 1 and 2

Segment E

Block 45, Parcels 1 - 5

Block 46, Parcels 1 - 4

Block 96, Parcel 1

Block 137, Parcels 1 and 2

Block 138, Parcels 1 - 3

Block 139, Parcels 1 - 7

Block 142, Parcels 1 - 7

Block 143, Parcels 1 - 14

(3) Conservation or Reconditioning

Segment D

Block 292, Parcel 9

Segment E

Block 141, Parcels 1, 4 and 5

b. Statement of the Special Conditions Under which Properties not Designated for Acquisition May be Acquired and, when possible, Identification of any Properties Which May Fall Within this Category.

It is possible that the Boston Welfare Department Building on New Chardon Street, between Hawkins

and Bowker Streets, may be abandoned at a future date due to the relocation of its office facilities into the new City Hall and of its residential facilities into a more compatible residential neighborhood. If this happens, this site may be acquired and resold as a general office or retail parcel.

c. Statement of the Special Conditions Under Which Properties Identified to be Acquired May be Exempted from Acquisition and, When P ssible, Identification of any Properties Which May Fall into this Category. (Not Applicable)

2. Conservation or Reconditioning

No formal program of Conservation or Reconditioning is proposed for those properties which are not to be acquired within the Government Center Urban Renewal Project area.

3. Redevelopers' Obligations (BRA)

E. Other Provisions Necessary To Meet State and Local Requirements (BRA)

F. Procedure For Changes in Approved Plan (BRA)

4. To assure a harmonious relationship between the scale of "Old Boston", with its narrow streets and historic buildings, and that of "New Boston" with its large government buildings and major traffic arteries.

5. To assure that non-governmental uses will be so located and of such a character as to enhance the Government Center and bring about its proper integration with the existing commercial heart of Boston.

6. To assure that vehicular and pedestrian circulation, local access points, parking, and truck service facilities are so organized as to function harmoniously with one another and with the uses which they serve.

Because it is neither possible nor desirable to specify in the Urban Renewal Plan every detail of design for each parcel, certain general control techniques are proposed in order to assure that redevelopment as it occurs will fulfill the intent of the Plan:

1. All redevelopers (Private and public) are required to familiarize themselves with the overall Urban Renewal Plan (in addition to the requirements for their specific parcels) and to submit proposals which are in harmony with the Plan. In order to assist prospective redevelopers to understand the intent of the Plan, an Illustrative Site Plan has been prepared and included as an integral part of the Urban Renewal Plan.

2. All redevelopment proposals are subject to mandatory review by the Boston Redevelopment Authority: first review prior to land disposition, and final review prior to commencement of construction.

[illegible]

(c) Adequacy of Proposed Zoning and other Codes and Regulations to Protect Project Area (BRA)

(e) Any Areas Within Perimeter Boundary of Project to be Excluded from Urban Renewal Area (None)

(f) Incidental Properties not to be Acquired Within the Clearance Section

The basis of the Plan's determination of incidental properties not to be acquired was based upon an attempt to retain as many good buildings as possible in order to cut down the project costs. As long as they were compatible with the urban design, traffic and other objectives of the Plan they were retained.

However, due to the particular characteristics of Downtown Boston's street pattern, topography and the preponderance of old structures in poor condition, only three buildings were deemed to be suitable for retention.

These three are the New England Telephone and Telegraph Company Building, the Boston Department of Welfare Building and the Boston Edison Company's substation. Their retention will be in harmony with the Plan and the two private utilities will also serve the project area directly.

Measures to be taken to ensure that these properties conform to the standards and controls established in the Plan have been previously explained in Code No. R-213, C, 2, d.

(e) [illegible]

(f) [illegible]

GOVERNMENT CENTER - BOSTON

Urban Renewal Project - Mass. R-35

Another copy on BRA 2363

PRELIMINARY COST ESTIMATE: SPECIAL PROJECT IMPROVEMENTS

Prepared for: Boston Redevelopment Authority

By: I. M. Pei & Associates
Architects & Planners

Clarkson Engineering Company, Inc.
Consulting Engineers

June 16, 1961

SUMMARY

Underpass (New Congress Street)	$ 90,000
Platform (City Hall)	472,000
City Hall Common and Plaza Area	836,000
Dock Square Plaza Area	129,000
Pemberton Square Grading	47,000
Old Howard Plaza	28,000
Subway Conversion to Concourse (Corn Hill)	80,000
Pedestrian Overpass (To North Sta.)	35,000
TOTAL	$1,717,000

UNDERPASS (NEW CONGRESS STREET)

Underpass Grading - Excavation	6,200 c.y. @ $1 =	$ 6,200
Underpass Lighting	One lump sum =	40,000
Retaining Wall at Underpass	One lump sum =	35,000
		$ 81,200
	+ 10%	8,800
TOTAL		$ 90,000

PLATFORM (CITY HALL)

Platform and Stairs (excluding cobbles)	
TOTAL	$472,000

CITY HALL COMMON AND PLAZA AREA

Common Grading Embankment - 46,500 c.y. @ $1 =	$ 46,500
3' Embankment over City Hall Basement Ext. 9,000 c.y. @ $1 =	9,000
Cobblestone Paving (including cobbles on platform) 24,000 s.y. @ $12 =	288,000
Granite Block Walks - 11,000 s.y. @ $15 =	165,000
Trees and Setting 73 each @ $500 =	36,500
Loaming and Seeding 6,900 s.y. @ $.50 =	3,450
Drainage - One lump sum =	33,500
Lighting (Standard plus 6 special) - One lump sum =	60,000
Retaining Wall at City Hall - One lump sum =	118,000
	$759,950
+ 10%	76,050
TOTAL	$836,000

DOCK SQUARE PLAZA AREA

Cobblestone Paving - 6,500 s.y. @ $12 =		$ 78,000
Granite Block Walks - 1,400 s.y. @ $15 =		21,000
Trees and Setting - 10 each @ $500 =		5,000
Drainage - One lump sum =		5,000
Lighting (Standard) - One lump sum =		8,000
		$117,000
	+ 10%	12,000
TOTAL		$129,000

PEMBERTON SQUARE GRADING

Excavation - 2,900 c.y. @ $1 =		$ 2,900
Embankment - 5,200 c.y. @ $1 =		5,200
Retaining Wall at Pemberton Square =		34,000
	+ 10%	4,900
TOTAL		$ 47,000

OLD HOWARD PLAZA

Embankment - 600 c.y. @ $1 =		$ 600
Cobblestone Paving - 600 s.y. @ $12 =		7,200
Retaining Wall at Old Howard Plaza - One lump sum		17,500
		$ 25,300
	+ 10%	2,700
TOTAL		$ 28,000

P356

I. M. Pei & Assoc.

GOVERNMENT CENTER

DATE	ISSUED TO